

Kim []
file: Torrance RAILROADS
MCDONNELL DOUGLAS

McDonnell Douglas Realty Company

November 13, 1996
MDRC-SMS-215
Transmitted Via Federal Express

Mr. Bob Brenda
Industrial Development Manager
Burlington Northern/Santa Fe Railway
740 E. Carnegie Drive
San Bernardino, CA 92408-3571

Temo
For your file w/o
photos
SMS

RE: McDonnell Douglas Property - Normandie Avenue/190th Street/Western Avenue/203rd Street in Torrance

Dear Mr. Brenda:

We were referred to you by Mr. Rudy San Miguel of your office. We are interested in obtaining historical information on a specific Burlington Northern/Santa Fe railroad track located on property currently owned by McDonnell Douglas Realty Company in the City of Los Angeles, adjacent to the City of Torrance. McDonnell Douglas is currently proposing demolition of the plant facilities located there and a conversion of the property into a retail power center and an office/industrial park. In order to construct buildings on the site, we will need to remove the tracks from the property.

neither
Attached hereto is some background information on the railroad tracks based upon recorded documents. It is our understanding that *neither* Harvey Aluminum (now Capital Metals) nor any other user has used this track in many years. However, in order to terminate the easement and remove the track, we must show that the track has not been used for two (2) or more years.

We write to you today to request that your office research the history of this track, specifically when was the track last used and who last used it. Please note the enclosed photographs which conclusively demonstrate that the line is incapable of use and that this condition has existed for a substantial period of time. Additionally, we would like your determination that Burlington Northern/Santa Fe is no longer interested in continuing a rail service contract on the property.

Enclosed is a map indicating the cross streets, a site plan showing the location of the tracks, the legal description of the property, and a copy of the 1948 and 1964 easements and photographs of the subject track. Should you require any additional information, please do not hesitate to contact Shannon Smith of Planning Company Associates at (818) 545-4220. If you would like to speak with me directly, please call me at (310) 627-3014.

Please send your findings to me at the address indicated below and shown on the enclosed business card. Thank you for your attention to this matter and I look forward to hearing from you soon.

Sincerely,

S. Mario Stavale
S. Mario Stavale
Project Manager

Enclosure: Noted